

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEAL****NEW CASES****JANUARY 28, 2010**

APPEAL #18772 - Susan Cisneros/Ronald Zakary, R.A., variances 70-49.C, 70-51.A & 208.F to permit an alteration & addition to a single family dwelling exceeding the gross floor area & to maintain an existing deck into the side yard setback; W/side #64 Hillview Ave., 210' N/of Mallon St., Port Washington, Sec. 5, Blk. D, Lot 167, R-C District.

APPEAL #18773 - Armond Saidai, variances 70-51.A & 70-52 to permit the maintenance of a wood deck with insufficient side & rear yard setbacks; N/side #89 Webster Ave., 65.54' W/of Monroe St., Port Washington, Sec. 5, Blk. 37, Lot 826, R-C District.

APPEAL #18774 - William Malone Hart/Norman Nemec, R.A., variances 70-30.B, 70-32 & 70-208.F to permit the maintenance of an alteration & addition to a single family dwelling into the required front yard setback; N/E/cor. #1 Terrace Dr. & N. Plandome Rd., Port Washington, Sec. 5, Blk. 71, Lot 87, R-A District.

APPEAL #18775 - Stephen & Kristin Rhine, variances 70-39.B & 70-41.A second floor addition & alteration to a dwelling exceeding the permitted floor area & with insufficient side yard & aggregate side yards; N/side #207 Forest St., 159.08' E/of Jefferson Ave., Roslyn Heights, Sec. 7, Blk. 41, Lot 27, R-B District.

APPEAL #18776 - Ernest & Christine Kreth, variances 70-40.C, 70-208.F & 70-229.A to permit an alteration & addition to a non-conforming single family dwelling with insufficient front yard setback & to maintain roof over porch; E/side #82 Aberdeen Rd., 179' S/of Durham Rd., New Hyde Park, Sec. 8, Blk. 309, Lot 10, R-B District.

APPEAL #18777 - Frank Mellone/Robert Barbal, R.A., variance 70-50 to permit the maintenance of a vestibule into the required front yards setback; W/side #19 Plymouth St., 344.29' N/of Delano Ct., New Hyde Park, Sec. 8, Blk. 329, Lot 11, R-C District..

APPEAL #18778 - Leon Golub/Damon Urso, P.E., variances 70-100.2A(4) & 70-100.2H to erect a fence exceeding the permitted height & maintenance of A/C unit into the required side yard setback; W/side #12 Green Dr., 66.61' N/of Pin Oak Dr., Roslyn, Sec. 9, Blk. 653, Lot 72, R-A District.

APPEAL #18779 - Fred Rufrano, variances 70-29.C & 70-208.F the addition & alteration to a non-conforming dwelling exceeding the permitted floor area; W/side #80 Capri Dr., 100' S/of Green Dr., Roslyn, Sec. 9, Blk. 654, Lot 71, R-A District.

APPEAL #18780 - Joao Fontes, variances 70-50.C, 70-51.E, 70-208.F to permit maintenace of an enclosed front addition to a non-conforming two family dwelling with insufficient front & side yard setback.; N/side #581-583 Mineola Ave., Carle Place, Sec. 10, Blk. 31, Lots 39-40, R-C District.

APPEAL #18781 - William Kugelman, New Lakehill, LLC, conditional use 70-187.Q & variances 70-103.A & 70-196.J(1)(9) to permit alteration to an existing commercial building for use as a restaurant, with insufficient off-street parking & the erection of a second ground sign; N/E/cor. #909 Hillside Ave., Lakeville Rd., New Hyde Park, Sec. 8, Blk. B-2, Lots 107H, 107J, 183A & 183B, B-A District.

APPEAL #18782 - Park Hillside Realty/Swagat Holding, LLC, conditional use 70-126.F & variance 70-103.F & 70-134 to permit the additions & alterations to a commercial building for use as a retail grocery store with no provision for off-street loading & with insufficient rear yard setback; S/side #3350 Hillside Ave., 274.54' W/of Herricks Rd., New Hyde Park, Sec. 9, Blk. 514, Lots 33, 39-41, B-A District.

APPEAL #18783 - Frank Relf/Park East, LLC, condition use 70-187.Q & variances 70-103.A, 70-103.F to permit alterations to an existing commercial building for the use of a restaurant with outdoor seating & insufficient off-street parking; N/W/cor, #231 Old Country Rd & Marginal Rd., Carle Place, Sec. 10, Blk. N, Lots 280, 281, I-B District.

ADJOURNED CASE

JANUARY 28, 2010

APPEAL #18710 - Bella Calabria Farms, Inc./Dominicks Deli/ Rosa Zito, variances 70-44, 70-103.F & 70-103.M to permit maintenance of a retail grocery store/delicatessen with insufficient number of loading zones, parking within a front yard setback not a permitted use in a residential zone; N/W/cor #401 Herricks Rd. & Wilson Blvd., New Hyde Park, Sec. 9, Blk. 515, Lot 43, R-C District.